089.0	0003	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,000 /	768,000
					USE VALUE:	768,000 /	768,000
					ASSESSED:	768,000 /	768,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU YANNING
Owner 2:	
Owner 3:	
Street 1:	17 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	QUATTRINI JUSTIN & ANDRIA -
Owner 2:	-
Street 1:	17 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,162 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2093 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6162.000	340,400	4,200	423,400	768,000
Total Card	0.141	340,400	4,200	423,400	768,000
Total Parcel	0.141	340,400	4,200	423,400	768,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.94 | /Parcel: 366.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56450

GIS Ref

GIS Ref

Insp Date 10/26/18

!7223!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,000	4200	6,162.	423,400	826,600	826,600	Year End Roll	12/18/2019
2019	101	FV	296,900	3700	6,162.	429,500	730,100	730,100	Year End Roll	1/3/2019
2018	101	FV	296,900	3700	6,162.	320,600	621,200	621,200	Year End Roll	12/20/2017
2017	101	FV	296,900	3700	6,162.	290,300	590,900	590,900	Year End Roll	1/3/2017
2016	101	FV	296,900	3700	6,162.	278,200	578,800	578,800	Year End	1/4/2016
2015	101	FV	284,700	3700	6,162.	235,900	524,300	524,300	Year End Roll	12/11/2014
2014	101	FV	284,700	3700	6,162.	223,800	512,200	512,200	Year End Roll	12/16/2013
2013	101	FV	284,700	3700	6,162.	212,900	501,300	501,300		12/13/2012

PRINT

Date	Time
12/10/20	21:53:11

LAST REV

Date	Time
02/05/20	09:42:25

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUATTRINI JUSTI	73163-545	1	8/23/2019		820,000	No	No		
PHILLIPS MICHAE	58800-401		3/30/2012		534,000	No	No		
	19213-492		7/1/1988		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	56450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2012	189	Manual	7,000	C				repair rotted colu
6/9/1998	366	Addition	20,000	C				10X21 ADD TO 2ND F
6/5/1998	255	Addition	32,000	C				12X20 ROOM/BATH
5/6/1998	255	Addition	32,000	C				12X20 ROOM + BATH
11/3/1994	590	Manual	1,800	C				ROOFING
10/24/1994	565		15,000	C				REM/KITCHEN-WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Inspected	PH	Patrick H
10/16/2018	MEAS&NOTICE	CC	Chris C
6/30/2012	MLS	EMK	Ellen K
3/30/2009	Measured	197	PATRIOT
1/26/2000	Measured	163	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6162		Sq. Ft.	Site		0	70.	0.98	5									423,403						423,400	

Total AC/HA: 0.14146 | Total SF/SM: 6162 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,403 | Spl Credit | Total: 423,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15167212
Const Adj.:	0.98000199
Adj $ / SQ:	141.080
Other Features:	84735
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418203
Depreciation:	77786
Depreciated Total:	340417

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

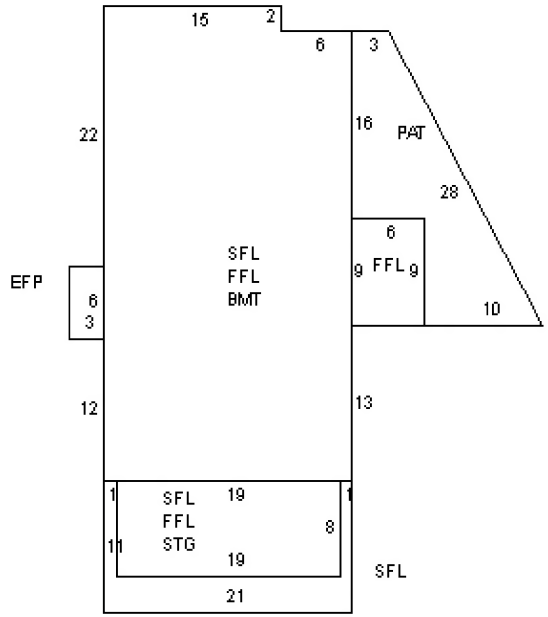
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.08
Special Features:	0	Val/Su Net:	103.94
Final Total:	340400	Val/Su SzAd	162.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,059	141.080	149,404
FFL	First Floor	1,034	141.080	145,877
BMT	Basement	828	42.320	35,044
PAT	Patio	184	4.200	773
STG	Storage	152	7.170	1,090
EFP	Enclos Porch	18	71.150	1,281

Net Sketched Area:	3,275			Total:	333,469
Size Ad	2093	Gross Are	3275	FinArea	2093

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1900	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	12X20	A	AV	1900	3.81	T	40.8	101			500			500

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200

IMAGE

AssessPro Patriot Properties, Inc